COMM NE COR OF SEC, S 475.80 FT,
FOR POB, CONT W 660.72 FT, S 794
OF CO RD, E ALONG R/W 660.92 FT,

**POPLIN WILLIAM L JR/POPLIN LINDA K**
529 SW ARBOR LN
LAKE CITY, FL 32024

**2027**

**31-3S-16-02413-000**

## BUILDING CHARACTERISTICS

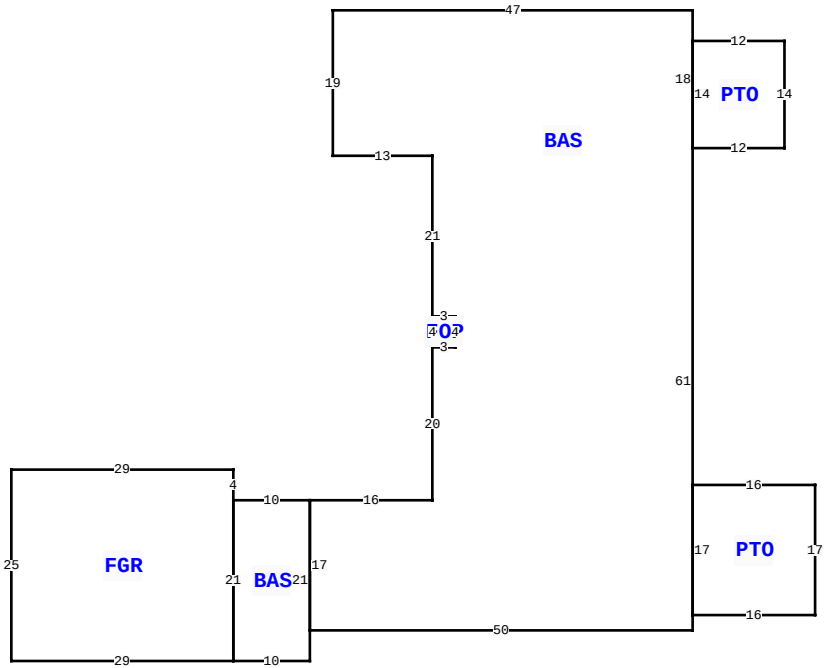
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 80 |
| Interior Wall | 04 | PLYWOOD 20 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0101 | SFRES/SFRES |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 31316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 210 | 100 | | 210 | 16,204 |
| BAS | 3,261 | 100 | | 3,261 | 251,623 |
| FGR | 725 | 55 | | 399 | 30,787 |
| FOP | 12 | 30 | | 4 | 309 |
| PTO | 168 | 5 | | 8 | 618 |
| PTO | 272 | 5 | | 14 | 1,080 |
| TOTALS | 4,648 | | | 3,896 | 300,621 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,896 | 107.9200 | 118.71 | 462,494 | 1973 | 1973 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2002 Heated Area: 3471 HX Base Yr 2002




529 SW ARBOR LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 MLU |
| INC DATE | | AG DATE | |

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1997 | 1997 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 2,040.00 | UT | 1.50 | 1.50 | 80 | 1993 | 1993 | 3 | 80 | 2,448 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 150 | |
| 4 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2025 | 2024 | | 90 | 5,400 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 342,293 |
| TOTAL MARKET OB/XF VALUE | 9,198 |
| TOTAL LAND VALUE - MARKET | 96,160 |
| TOTAL MARKET VALUE | 447,651 |
| SOH/AGL Deduction | 210,158 |
| ASSESSED VALUE | 237,493 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 186,082 |
| TOTAL JUST VALUE | 447,651 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 454,514 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052991 | Roof Replacement | 16,450 | 05/01/2025 |
| 000050589 | Electrical Servic | 0 | 08/20/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0938/1272 | 10/19/2001 | WD | Q | I | | 189,000 |
| GRANTOR: DICKS & HEWETT | | | | | | |
| GRANTEE: WILLIAM & LINDA K P | | | | | | |
| 0847/0951 | 10/10/1997 | WD | Q | I | | 135,000 |
| GRANTOR: HAMMONS | | | | | | |
| GRANTEE: DICKS & HEWETT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W47 S19 E13 S21 FOP= S4E3 N4 W3$ E3 S4 W3 S20 W16 BAS= W10 FGR= N4 W29 S25 E29N21$ S21 E10 N21$ S17 E50 N2 PTO= E16 N17 W16 S17$ N61 PTO= E12 N14 W12 S14$ N18$.

## LAND DESCRIPTION

TOTAL OB/XF 9,198

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 8,000 | | | | | | | |
| 2 | 9900 | C | AC NON-AG | 100 | | A-1 | 0.00 | 0.00 | 11.02 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 88,160 | | | | | | | |

REVIEW DATE 03/20/2026 BY robin Total Acres: 12.02 Total Land Value: 96,160 Market: 0 Agricultural: 0 Common: 96,160 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SEC, S 475.80 FT,
FOR POB, CONT W 660.72 FT, S 794
OF CO RD, E ALONG R/W 660.92 FT,

**POPLIN WILLIAM L JR/POPLIN LINDA K**
529 SW ARBOR LN
LAKE CITY, FL 32024

**2027**

**31-3S-16-02413-000**

## BUILDING CHARACTERISTICS

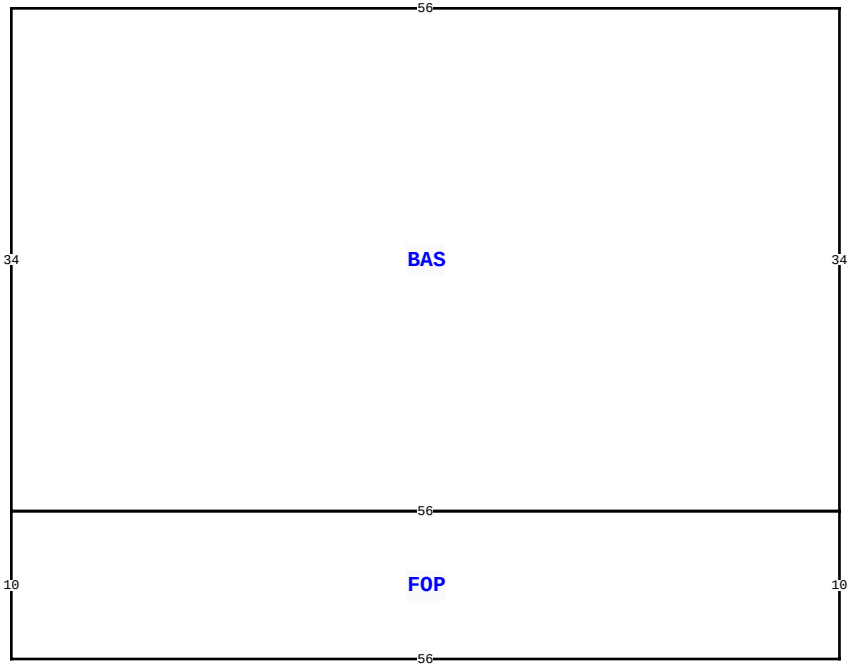
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 01 | NONE 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0101 | SFRES/SFRES |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 31316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,904 | 100 | | 1,904 | 38,293 |
| FOP | 560 | 30 | | 168 | 3,379 |
| TOTALS | 2,464 | | | 2,072 | 41,672 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0102 | 01 | 2,072 | 55.8720 | 33.52 | 69,453 | 1960 | 1960 | 0 | 0 | 0 | 40.00 | 60.00 |

3 STRG/CONV 0% - 2002 Heated Area: 1904 HX Base Yr 2002




529 SW ARBOR LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 MLU |
| INC DATE | | AG DATE | |

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 342,293 |
| TOTAL MARKET OB/XF VALUE | | 9,198 |
| TOTAL LAND VALUE - MARKET | | 96,160 |
| TOTAL MARKET VALUE | | 447,651 |
| SOH/AGL Deduction | | 210,158 |
| ASSESSED VALUE | | 237,493 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 186,082 |
| TOTAL JUST VALUE | | 447,651 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 454,514 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0938/1272 | 10/19/2001 | WD | Q | I | | 189,000 |
| GRANTOR: DICKS & HEWETT | | | | | | |
| GRANTEE: WILLIAM & LINDA K P | | | | | | |
| 0847/0951 | 10/10/1997 | WD | Q | I | | 135,000 |
| GRANTOR: HAMMONS | | | | | | |
| GRANTEE: DICKS & HEWETT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S34 FOP= S10 E56 N10 W56$ E56 N34$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 03/20/2026 BY robin Total Acres: 12.02 Total Land Value: 96,160 Market: 0 Agricultural: 0 Common: 96,160 PRINTED 11/17/2026 BY SYS